

In-Person Meeting Held at Twin Isles Country Club
Friday, June 6, 2025
Meeting Called to Order at 9:010 a.m.

Pledge of Allegiance – Opened the meeting with the Pledge of Allegiance

1. UPDATE – PUNTA GORDA POLICE DEPARTMENT (PGPD) -

- Lt. Davoult had a conflict and did not attend the June meeting.
 - NOTE: President Bill Page requested that for future board meetings, if anyone has items to be addressed by the PGPD, that we send to Bill's attention at the same time the draft agenda is being proposed. That way, if the Lieutenant cannot attend, he can at least address the items in writing.

2. ROLL CALL

Officers Present

Bill Page, President
Pat Iorio, Vice President
Jan Draber, Secretary
Lee Brandt, Treasurer

Directors Present

Brian Bender, Legal Liaison
Wendy Heath Brandt, Membership
David Elkins, Neighborhood Security
Polly Green, E-Communications
Connie Higgins, Special Projects
Tracy Sage, Social

Other Board and Committee Representatives

Diane Peterson, Newsletter and Directory (not able to attend today's meeting)
David Elkins – Advertising Sales

Excused:

Bill Courtney, Community Relations
Kathy Martinelli, Standards

A quorum has been established.

Other Attendees:

Bob Fritz, BSI resident and BSIA member
Dave DeGerome, Resident and BSIA member
Ian Milne, BSI resident and BSIA member
Mr. & Mrs. Rich Bevak, BSI residents an BSIA members

3. REVIEW AND APPROVE BOARD MEETING MINUTES

Jan Draber, Secretary, noted an error in the May 2025 draft minutes. The day and date for the annual meeting were both incorrect. Jan asked that the minutes be voted on with the verbal correction that the annual meeting will take place on Thursday, November 13, 2025. It was moved by Bill Page and seconded by Dave Elkins Brian to approve the minutes dated May 2, 2025 with the verbal correction. Motion approved.

4. OFFICERS' REPORTS

President – Bill Page

- Bill noted that he had only one item to discuss related to the ongoing legal matter and he would defer discussion until the Director's report from the Legal Liaison.

Vice President – Patricia Iorio

- Pat reported that she has a tentative date for the scam presentation by the Punta Gorda Police Department. The presenter will be Lieutenant DaVoult. He indicated that the typical presentation is about 20 minutes followed by a Q&A. Pat asked the group if they thought it was still a good idea to proceed and the general consensus was that yes, we should proceed thinking that many people will likely be interested in the topic. The presentation is tentatively scheduled for October 16, 2025 in the afternoon at Twin Isles Country Club (TICC). We will let the country club know that they can extend a courtesy invitation to their members. Pat will request a microphone for the event. There will be a sign up about a month in advance so that we can provide an approximate number for TICC. After we announce the presentation, Polly will include monthly reminders in the newsletter between now and October.
- Regarding new construction: 1) There is a new construction application on Santander requested by an out-of-town builder. 2) The large home on Tripoli continues to request changes but things are going well. They recently made an inquiry about using astroturf in the back of the home. Pat will have more to report on that at a future meeting.

Secretary –Jan Draber – no report.

Treasurer – Lee Brandt

Treasurer's Reports - Lee provided copies of the following reports to the Board:

- **Financial Reports** – Budget vs. Actual May, 2025. *(See detail at end of these minutes.)*
- **Banking Account Balances** *(See detail at the end of these minutes.)*
 - President Bill Page called the group's attention to the pattern of overages on certain expenditures and limited income in certain categories. No action needed at this time.

5. OLD BUSINESS

- Per the discussion about the draft minutes, we confirmed the annual meeting day and date as Thursday, November 13, 2025.

6. NEW BUSINESS -

- President Bill Page noted that we will need to start recruiting for the three positions that will be open starting in 2026: President, Treasurer and Legal Liaison. We will also have two Director positions that will be on the ballot for reelection as these two are ending their first one-year term. These are Membership and E-Communications. Both Wendy Brandt and Polly Green indicated they would be willing to stay in these positions to avoid a need to recruit for two more.
- A search committee will be established to seek candidate for the three open positions which includes serving out the remainder of the President's term. The search committee will need to act quickly in order to have a slate of officers ready about two months in advance of the annual meeting in November.
- This discussion turned to a conversation about the length of terms for officers and directors, the combination of renewing two of the four officers at a time and whether or not a past officer (e.g. President) could return to serve again. President Bill Page will review the BSIA by-laws and bring a proposal forward at a future meeting.

7 DIRECTORS' REPORTS

Community Standards – Kathy Martinelli

- Kathy had requested to be connected to today's meeting via conference call but we were unable to connect with her. In Kathy's absence, President Bill Page noted that Kathy had received an email about palm trees in backyards and along canals that seemed to warrant attention in advance of hurricane season. Without any specifics about addresses or canals, it is difficult to determine if there is a real pending problem. Bill will ask Kathy to go back to the homeowner to request specifics. He asked the full group if anyone was aware of any issues with royal palms other than the one that he is aware of on Macedonia that is dead and needs to be removed. Lee noted that in the past when the boat club has performed canal cleanup after storms, no one mentioned canal-side issues with royal palms.

E-Communication – Polly Green –

- Polly told the group she is starting to update our web site regarding hurricane preparations. She told us she intends to reach out to Mayor Lux for fresh materials to replace those provided by the previous Punta Gorda administration. The board suggested she create a tag line like "time to prepare now" and include reminders such as pruning and removing large tree branches since this topic seems to surface frequently.
- Polly received contact information for the head of the Mondavi Court HOA. Afterward, she took proactive steps to create a comprehensive list of nearby HOA's and their contact points. She shared the list with Membership Director Wendy Brandt so Wendy can renew the suggestion about joining BSIA to reinforce cooperative relationships.

Legal Liaison – Brian Bender –

- As a follow up to last month's report, Brian shared that the counter claim to our summary judgment was heard as expected in early June with only a short discussion.
- We maintain our position that every deed in the state of Florida is individualized. The first set of deed restrictions were transferred to us from PGI in 1971 and an extension was filed thirty years later.
- Brian and President Bill Page will be meeting with others to develop a list of next steps and will be ready to react as we will only have 10 days to decide our approach once the decision regarding the aforementioned summary judgement is filed.

Membership – Wendy Heath Brandt

- Wendy reported that we are now up to 448 members. She noted that she and Polly are working to address an issue with recent e-mail sign-ups wherein we have not received all of the necessary information to register new members. Although the app has "required" fields denoted, it allows membership applications to proceed without information in these fields.

Neighborhood Security – David Elkins

- Dave reported that all security cameras are working well.
- He noted a recent uptick in complaints about soliciting, including one received by Kathy Martinelli via email. He reminded the board to tell homeowners to be diligent regarding unwanted solicitations and to contact the non-emergency number at the police department as this is a City of Punta Gorda ordinance and not the responsibility of BSIA. Others noted that the police have been extremely responsive, especially when they are able to challenge individuals in the middle of soliciting at doorsteps. President Bill Page will ask at a future City Council meeting if "No Solicitation" signage can be posted by the city at our two entrances.
- Dave acknowledged that the city has successfully posted 25 MPH speed limit signs at both ends of Tripoli.

Social – Tracy Sage -

- Tracy noted that we held a very successful "Fairy Hair" event and although the number of attendees was a little less than in the past, attendees seemed to enjoy and kept the stylists busy.
- She reported out on the upcoming Airboat event scheduled for June 14th. As of this meeting, she only had 8 confirmed reservations which is shy of the 14 needed to receive the group discount. Since we have already paid the deposit, she didn't feel right asking for more money so the group agreed that we would make up the approximate \$5/person difference. Even though signoffs have been cutoff, Polly will issue a "last chance" offer to see if any other members wish to attend. The group agreed that in the future, we will not plan to request discounted group pricing but simply take advantage of local events our members can attend at the advertised price. Events which require a minimum attendance are challenging.
- She reminded everyone of the upcoming joint (with the BSI boat club) 4th of July lunch at Cass Cay. Primary responsibility for managing this event is the Boat Club.
- She suggested that the July mixer be moved to Thursday, July 3rd consistent with us moving our July board meeting. Polly indicated it had already been moved. Tracy noted that attendance at the May mixer was up and very well attended. She asked Wendy to provide membership packets and swag bags for the Friday, June 6th mixer.
- Tracy asked for a group discussion about the planned annual picnic currently scheduled for November 8th at Ponce Park. The event was moved from March due to a number of issues. Group consensus was that since we have never held the annual picnic in the fall and that it will

still be hurricane season, that we should cancel the 2025 picnic altogether and plan to push it to 2026. It was noted that will help a little bit with 2025 expenses.

Special Projects – Connie Higgins

- Connie reported that the dead palm at the Madrid entrance has been successfully cut down by city employees.

Community Relations– Bill Courtney

- In Bill's absence President Bill Page noted that the last City Council meeting lasted approximately 6 ½ hours with the main topic of discussion being the LDRs. The next meeting is scheduled for June 18th and Bill suggested that if anyone has a strong interest in this topic or has information to share with council members that they attend in person and take advantage of the opportunity for a 3-minute presentation. He noted that over 80% of real estate taxes are paid by citizens and therefore residents should be heard.

8 PUBLISHER REPORTS

Newsletter (published once a year) - Diane Peterson

Directory – Diane Peterson – no report

Advertising Sales - Dave Elkins – No report.

9 GUEST /MEMBER COMMENTS OR ISSUES

- Mr. Bevak inquired about the future of the BSIA deed restrictions pending the outcome of the open legal matter. President Bill Page responded that the question was premature.
- Mr. Bevak asked if Standards or any other board member had received complaints about the color on a new construction home on Macedonia being built by Thornberry. Opinion was that the color was not on our approved color palette. Pat offered to research the application and to determine how/if the paint color was approved.
- Mr. Bevak also mentioned he was aware of a group that was going to propose rescinding the ban on boat houses and boat lift covers. He asked if we were aware of any previous challenges in PGI or BSI that were denied. He also asked if there was any precedent on this topic. President Bill Page noted that the board had decided against the establishment of boat houses and boat covers but that this pre-dated the reestablishment of the architectural committee. He also said that there is an established City of Punta Gorda code that prohibits boat houses and boat covers.

10 OTHER TOPICS DISCUSSED PRIOR TO MEETING END – NONE

11 ADJOURN

It was moved by Wendy Brandt and seconded by Polly Green adjourn the meeting. Motion approved. Meeting adjourned at 10:10 a.m.

The next Board Meeting is planned to be held on *Thursday, July 3, 2025*. (Change due to 4th of July holiday). The meeting will be "In-Person" and held at the Twin Isles Country Club.

Respectfully submitted by Jan Draber, Secretary

Burnt Store Isles Association, Inc
Burnt Store Isles Association
Custom Cash Statement
YTD Jun 2nd,2025

FINANCIAL ROW	AMOUNT
Cash Accounts	
Bank Accounts	
1000 - Checking	\$19,731.49
1101 - CD's	\$10,000.00
1201 - Money Market	\$12,834.05
Total - Bank Accounts	\$42,565.54
Total Cash	\$42,565.54

Burnt Store Isles Association, Inc

Burnt Store Isles Association

Budget vs. Actual

YTD Jun 2nd, 2025

FINANCIAL ROW	AMOUNT	BUDGET AMOUNT	AMOUNT OVER BUDGET	% OF BUDGET
Ordinary Income/Expense				
Income				
4100 - Membership Dues	\$22,438.72	\$25,000.00	(\$2,561.28)	89.75%
4200 - New Construction Fees	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
4300 - Directory Ads	\$1,577.50	\$2,000.00	(\$422.50)	78.88%
4350 - Newsletter Ads	\$570.00	\$2,600.00	(\$2,030.00)	21.92%
4400 - Interest Income	\$1,367.78	\$1,000.00	\$367.78	136.78%
4500 - Donations Received	\$40.00	\$0.00	\$40.00	0.00%
4600 - 50/50	\$0.00	\$100.00	(\$100.00)	0.00%
4610 - Misc. Income	\$575.00	\$50.00	\$525.00	1,150.00%
4620 - Badges - Member Paid	\$70.00	\$120.00	(\$50.00)	58.33%
4700 - Events - Member Paid	\$162.00	\$2,000.00	(\$1,838.00)	8.10%
Total - Income	\$26,801.00	\$34,870.00	(\$8,069.00)	76.86%
Gross Profit	\$26,801.00	\$34,870.00	(\$8,069.00)	76.86%
Expense				
6100 - Landscaping Replacement	\$0.00	\$450.00	(\$450.00)	0.00%
6150 - Landscaping/Property Mgmt	\$3,550.00	\$8,520.00	(\$4,970.00)	41.67%
6300 - Directory Preparation	\$1,402.05	\$1,250.00	\$152.05	112.16%
6350 - Newsletter Preparation	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
6400 - Legal Fees	\$0.00	\$3,500.00	(\$3,500.00)	0.00%
6410 - Attorney Fees Reserves	\$24,199.24	\$42,592.00	(\$18,392.76)	56.82%
6420 - Liability Insurance	\$3,533.61	\$3,200.00	\$333.61	110.43%
6620 - Badges	\$114.83	\$120.00	(\$5.17)	95.69%
6700 - Events Member Paid	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
6710 - Events BSIA Paid	\$369.10	\$2,000.00	(\$1,630.90)	18.46%
6730 - Storage Unit Rent	\$339.90	\$864.00	(\$524.10)	39.34%
6750 - PO Box Rental	\$0.00	\$200.00	(\$200.00)	0.00%
6760 - Postage and Delivery	\$0.00	\$200.00	(\$200.00)	0.00%
6770 - Safe deposit Rent	\$0.00	\$100.00	(\$100.00)	0.00%
6810 - Web Data Remote Hosting	\$0.00	\$600.00	(\$600.00)	0.00%
6820 - Web Emails Constant Contact	\$0.00	\$800.00	(\$800.00)	0.00%
6830 - State Fees	\$61.25	\$65.00	(\$3.75)	94.23%
6900 - Misc. Expense	\$453.69	\$500.00	(\$46.31)	90.74%
6910 - Office Supplies	\$0.00	\$100.00	(\$100.00)	0.00%
6920 - Surveillance Cameras	\$189.92	\$700.00	(\$510.08)	27.13%
6940 - Shredder Day	\$900.00	\$900.00	\$0.00	100.00%
Total - Expense	\$35,113.59	\$70,661.00	(\$35,547.41)	49.69%
Net Ordinary Income	(\$8,312.59)	(\$35,791.00)	\$27,478.41	23.23%
Net Income	(\$8,312.59)	(\$35,791.00)	\$27,478.41	23.23%